

WIESLER ELBERT/TAYLOR CASEY
85073 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2023

12-ZK-Z7-1400-0283-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

16WD FR STUC 100

Roof Structur

08IRREGULAR 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

11CLAY TILE 60

Interior Floo

14CARPET 40

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

5100

Bathrooms

3100

Frame

02WOOD FRAME 100

Stories

2.2.100

Units

0100

Occupancy

00NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4043.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,427

100

1,427

179,876

FGR

286

55

157

19,790

FGR

440

55

242

30,505

FOP

114

30

34

4,285

FOP

171

30

51

6,428

FUS

2,082

100

2,082

262,439

STR

36

10

4

504

TOTALS

4,556

3,997

503,828

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,997109.4310129.95519,41020162016003.0097.00

1 SNGL FAM - 0% - 0

Heated Area: 3509

HX Base Yr

Diagram showing building footprint with area calculations and labels like BAS 2016, FGR 2016, FOP 2016, FUS 2016.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE503,828

TOTAL MARKET OB/XF VALUE9,212

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE640,540

SOH/AGL Deduction83,444

ASSESSED VALUE557,096

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE557,096

TOTAL JUST VALUE640,540

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE506,451

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

2475/14996/30/2021WDQI01530,000

GRANTOR: RIGANO NICHOLAS ALLEN

GRANTEE: WIESLER ELBERT & CA

2036/18483/25/2016WDQI01336,200

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: RIGANO NICHOLAS ALL

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2016] W13 BAS=[YR=2016] W8 FOP=[YR=2016] W19 S9 E19 N9\$ S9 W19 N9 W12 S52 FOP=[YR=2016] S6 E9 S1 E10 N6 W10 N1 W9\$ E9 S1 E10 N1 FGR=[YR=2016] E20 N22 W20 S22\$ N22 E20 N30\$ S22 E13 N22\$ PTR= E20 FUS=[YR=2016] E39 S52 W10 S2 W7 STR=[YR=2016] W3 N12 E3 S12\$ N12 W3 S17 W10 N7 W9 N52\$ W20\$.

LAND DESCRIPTION

TOTAL OB/XF9,212

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNITD TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000135CSFR CNSVTN0PUD0.000.001.00LT1.001.001.00127,500.00127,500.00127,500

REVIEW DATE01/06/2023BYNWA

Total Acres: 0.00Total Land Value: 127,500Market: 0Agricultural: 0Common: 127,500PRINTED 08/02/2023 BY SYS